026.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,700 / 922,700
					USE VALUE:	922,700 / 922,700
					ASSESSED:	922,700 / 922,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIGHT MICHAEL J
Owner 2:	AVERY TALISER R
Owner 3:	
Street 1:	46 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORRISON ROBERT K/TRUSTEE & -
Owner 2:	MERRILL ROSAMOND L/TRUSTEE -
Street 1:	46 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Wood Shingle Exterior and 2089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	430,700		492,000	922,700
Total Card	0.149	430,700		492,000	922,700
Total Parcel	0.149	430,700		492,000	922,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.69 | /Parcel: 441.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,700	0	6,500.	492,000	922,700	922,700	Year End Roll	12/18/2019
2019	101	FV	317,900	0	6,500.	522,800	840,700	840,700	Year End Roll	1/3/2019
2018	101	FV	316,900	0	6,500.	381,300	698,200	698,200	Year End Roll	12/20/2017
2017	101	FV	316,600	0	6,500.	332,100	648,700	648,700	Year End Roll	1/3/2017
2016	101	FV	316,600	0	6,500.	282,900	599,500	599,500	Year End	1/4/2016
2015	101	FV	299,600	0	6,500.	276,800	576,400	576,400	Year End Roll	12/11/2014
2014	101	FV	299,600	0	6,500.	227,600	527,200	527,200	Year End Roll	12/16/2013
2013	101	FV	279,700	0	6,500.	216,500	496,200	496,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2129

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON ROBERT	69951-258		9/19/2017		912,500	No	No		
MERRILL ROSAMON	66810-61		2/17/2016	Convenience	1	No	No		
KEANE PATRICIA/	26832-345		11/18/1996		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2012	1131	Renovate	91,710	C				
1/23/2012	78	Manual	32,000					INSTALL SOLAR PV S
11/28/2011	1554	Re-Roof	7,000					
11/5/2004	1077	Redo Kit	20,000					
9/17/2003	785	Redo Bat	4,000	C		G6	GR FY06	2ND FLR BTH
10/17/1994	546	Manual	5,800					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
7/10/2017	MEAS&NOTICE	KB	Kevin B
4/11/2013	Info Fm Prmt	EMK	Ellen K
6/13/2012	Info Fm Prmt	BR	B Rossignol
2/4/2009	Meas/Inspect	189	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
10/4/1999	Meas/Inspect	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	80.	0.95	1									491,998						492,000	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 491,998 | Spl Credit | Total: 492,000

USER DEFINED

User Acct	17396
GIS Ref	
GIS Ref	
Insp Date	07/10/17
!2129!	
Prior Id # 1:	17396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:37:10

LAST REV

Date	Time
09/13/18	18:30:39
apro	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21330476
Const Adj.:	0.99989998
Adj $ / SQ:	157.714
Other Features:	112522
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482856
Depreciation:	52148
Depreciated Total:	430707

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

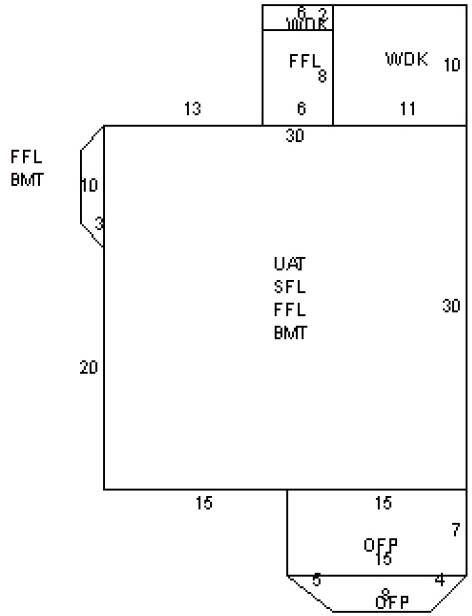
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.71
Special Features:	0	Val/Su Net:	131.83
Final Total:	430700	Val/Su SzAd	231.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	157.710	152,036
BMT	Basement	916	47.310	43,340
SFL	Second Floor	900	157.710	141,942
UAT	Upper Attic	225	121.440	27,324
OFP	Open Porch	140	28.280	3,960
WDK	Deck	122	14.200	1,732

Net Sketched Area:	3,267			Total:	370,334
Size Ad	1864	Gross Are	3942	FinArea	2089

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	